



Gore Library and Community Space Redevelopment

Concept Plan Overview



Thank you for taking the time to find out more about our new Gore Library and James Cumming Community Centre concept plan.

We look forward to your feedback. You can go to www.lets.talk.goredc.govt.nz or get a feedback form at the Gore Library. Feedback is open until Monday 14 December.

The Concept Plan

The new Gore Library and James Cumming Community Centre will provide a modern, harmonious mix of space for library users, community groups, clubs and visitors to town.

The library area in the redevelopment is almost double the size of the old library. There will be plenty of relaxed seating, study areas and community rooms, as well as space for over 35,000 books.

On the ground floor it's proposed to have:

- children's section,
- adult fiction,
- large print,
- magazines,
- talking books,
- DVDs,
- newspapers,
- teen zone,
- public computers and printers
- issue and return points, and
- customer service.

There's also public toilets and a comfortable parent room. Full length windows facing onto Ardwick Street create a sunny area to take time out.

On the first floor it's proposed to have:

- adult non-fiction,
- biographies,
- a research room with the Maori collection,
- Gore and New Zealand history, and
- genealogy and ancestry computers.

There are rooms available for public use on both floors, as well as study areas.

Outdoor terraces open off the library on both levels, and there's a new lift just for library users inside the Ardwick Street entrance.

There are two entrances – one in Ardwick Street at the current entrance location and another beside the new Council entrance way. This will allow library users the option of accessing additional car parks in Bowler Avenue.

The James Cumming Community Centre will be self-contained, with its own kitchen and toilets. A separate entrance off Ardwick Street means the centre will be accessible any time of the day.

There will be storage for community groups. Large sliding walls allow for a variety of configurations. There's the ability to have three separate spaces, all accessible from the entrance, or have the entire area open.

When opened out the centre can accommodate over 250 people standing or 150 seated at tables. Alternatively, there's room for indoor bowling mats, yoga classes or other activities.

There's also a bookable, private space accessible from the community centre or the library.

The exterior of the building will be completely re-clad, all windows will be double-glazed and a new roof put on.



The Cost

The Concept Plan

Approved by the Council, the concept will future-proof two ageing facilities into a modern, multi-use hub for all sectors of our community.

- Total cost: \$6.82 million
- Cost to the Council: \$2.86 million

External funding:

- Government grant - \$3 million (specific to the James Cumming Wing site)
- MVM financial contribution - \$958,000

It is important to note new loan funding for the Council comes to \$1.32 million as our 10-Year-Plan already includes

- \$1.1 million for a library roof upgrade, and
- \$400,000 to upgrade the James Cumming Wing interior

The Alternatives

We also considered other options. These were rejected as neither would deliver an outstanding new community place for the same cost to the community as the concept chosen.

Option A

Old library building: Re-profiling the existing roof, replacing exterior wall claddings, removing asbestos coating, installing new windows, replacing the complete building interior and all building systems.

James Cumming Wing: Minor enhancement of the façade, improving seismic resistance and redecoration of existing internal spaces.

Total cost: \$4.89 million

Cost to the Council: \$3.93 million

Option B

Old library building: Same as option A

James Cumming Wing: Major enhancement of the façade as per the concept plan so it blends in with the neighbouring Council administration building. Redecoration of existing internal spaces.

Total cost: \$7.24 million

Cost to the Council: \$6.28 million

The former library

The former library building has been an important part of the heritage precinct and there is no reason why this could not continue in the future.

Options for future use will be brought to the community for discussion during the next 10-Year-Plan consultation, which is scheduled for March next year.





Your Ideas

Community engagement provided clear feedback that a modern library service with greater space allocation for activities for children and youth in particular, is required.

Former users of the James Cumming Wing were also clear about what they wanted – an easily accessible, large flexible space they could call their own.

Many of the public's ideas have been incorporated into the design. A few examples are:

- **Spaces for people to meet/study and visitors to relax:** There are a number of people spaces in the library on both the ground floor and first floor.
- **Children's space – room for play furniture and encourage reading:** This has been included in the library ground floor children's area.
- **Easy access to wifi and technology, and USB hubs in the middle of communal desks:** While the exact layout has to be finalized, wifi will be available inside and outside the library/community area. There will be computers and charging points for public use on the ground floor. The library will have a variety of seating options and power points for charging devices
- **Flexible large spaces/community space on the ground floor:** This was one of the top points raised by people. The concept plan includes three public spaces that can be made into one large area. It is at street level and can be accessed separate to the library.
- **Large windows, lots of natural light:** The plan definitely provides natural light.
- **Community spaces that feel private:** These have been included in the concept plan with ground floor entrance and the self-contained community centre.
- **Noisy and quiet areas in the library:** The first floor will be generally a quiet area, and there will be a variety of spaces that can be noisy or quiet throughout the library.
- **Community space/library on separate levels:** The library will be on two levels.
- **Lockable storage space for groups:** The flexible community space at the southern end of the existing James Cumming Wing hall will have a kitchen and lockable storage areas for community groups. This was an important aspect for former users of the Wing.
- **Environmentally friendly and sustainable design:** The draft plans feature the latest in sustainable design technology.

Traffic and Pedestrian Flow

We appreciate people's concerns about traffic congestion in this area. The situation has been exacerbated by the fact our staff and Council fleet vehicles have had to park in the street while our new office is being built.

With our new office opening in late January and staff cars being able to return to the carpark, there will be a lot more public parking available in Ardwick Street and Bowler Avenue.

Our roading team is also looking at ways to:

- make the area more pedestrian friendly and encourage walking to the library,
- ensure parked cars don't have to back into the traffic flow,
- provide extra parking spaces, and
- slow down through-traffic.